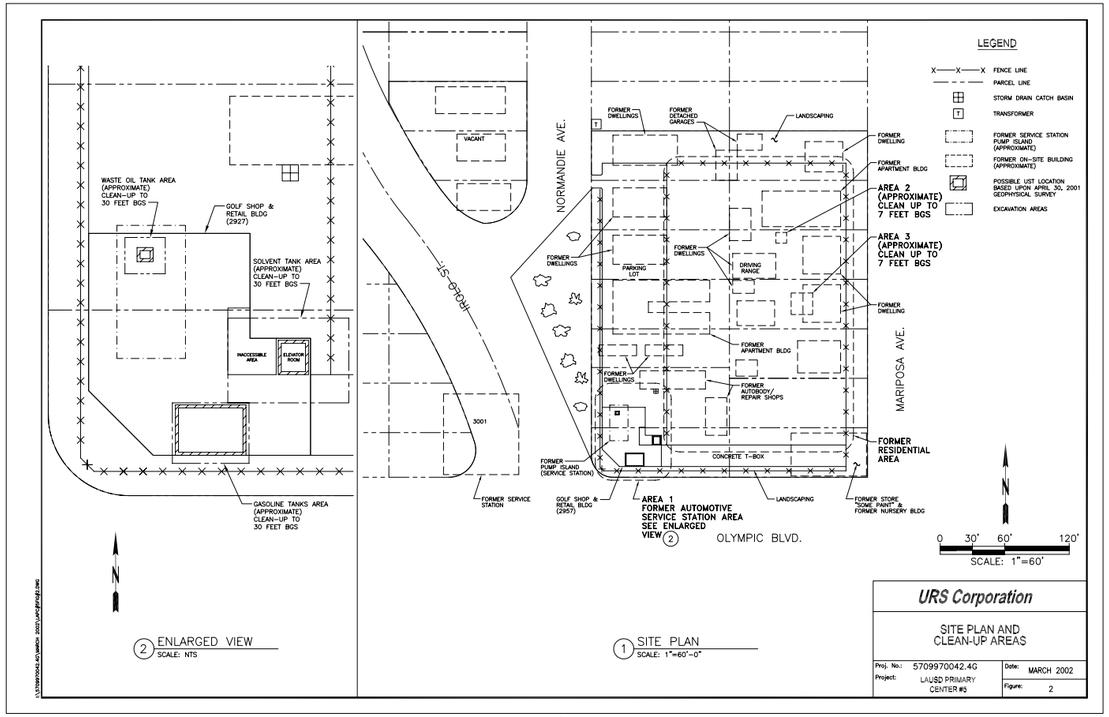

Polycyclic Aromatic Hydrocarbons (PAHs). Chemical compounds formed as a result of incomplete combustion. PAHs are found in a wide variety of common materials such as charcoal, diesel exhaust, asphalt, used motor oil, roofing materials, fireplace soot and grilled meats. Certain of these compounds are suspected to cause cancer. They tend not to move in the environment because they adhere to the soil and do not dissolve easily in water.

Total Petroleum Hydrocarbons (TPH). An analytical procedure which measures the total carbon chain fraction of hydrocarbons. The procedure commonly includes the gasoline fraction (C7 - C12) plus the diesel and heavier oil fractions (C13 - C36).

Volatile organic compounds (VOCs). Organic compounds (carbon-containing) that evaporate readily at room temperature, which are commonly used in dry cleaning, paint stripping, metal plating, electronics manufacturing, machine degreasing, and can be found in motor fuel products such as gasoline. VOCs commonly found in motor fuel products include benzene, ethyl benzene, toluene, xylenes, trimethylbenzes, and Methyl-tert-Butyl Ether (MTBE).

Project documents are available for public review at the following locations:

Felipe De Neve Branch Library
2820 W. 6th Street
Los Angeles, CA 90057
Hours: Monday, Thursdays 12:30 p.m. – 8:00 p.m.
Tuesdays, Saturdays 10:00 a.m.– 5:30 p.m.
Wednesdays Friday 12:30 p.m. – 5:30 p.m.
Closed Sundays

Department of Toxic Substances Control
Regional Records Office
1011 N. Grandview Avenue
Glendale, CA 91201
Contact: Jone Barrio
Phone: (818) 551-2886
Hours: Monday-Friday 8:00 a.m. – 5:00 p.m.

Los Angeles Unified School District
Office of Communications
450 North Grand Avenue, Room H-174
Los Angeles, CA 90012
Contact: Susie Solano
Phone: (213) 625-6766
Hours: Monday-Friday 8:00 a.m. – 4:30 p.m.

Los Angeles Unified School District
Office of Environmental Health and Safety
355 South Grand Avenue, Sixth Floor
Los Angeles, CA 90071
Contact: Tom Watson
Phone: (213) 633-8242
Hours: Monday-Friday 8:00 a.m. – 4:30 p.m.

Fact Sheet
April 2002

Proposed Los Angeles New Primary Center #5

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Proposed Removal Action

DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California

California Environmental Protection Agency

Introduction

This fact sheet describes an environmental investigation and proposed hazardous substance cleanup activities for a new school site planned for your neighborhood. The proposed Los Angeles New Primary Center #5 is located on the northern side of West Olympic Boulevard between Normandie Avenue and Mariposa Avenue, in Los Angeles. The site cleanup will be conducted by the Los Angeles Unified School District (LAUSD) under the oversight of the Department of Toxic Substances Control (DTSC).

Public Comment Period

Announcing a 30-day public review and comment period on the draft Final Removal Action Workplan (RAW) and a CEQA Special Initial Study for the Proposed Los Angeles New Primary Center #5 Site. The DTSC encourages you to take an active interest in the issues affecting the removal of hazardous substances at this school site. The comment period is from:

April 22, 2002 to May 22, 2002

The complete RAW report and other related project documents are available at the local Information Repositories listed at the end of this fact sheet.

The LAUSD conducted an environmental investigation known as a Preliminary Environmental Assessment (PEA) at the proposed site. The Los Angeles New Primary Center #5 site investigation detected total petroleum hydrocarbons (TPHs), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals (lead and arsenic) in soil samples in concentrations that exceed DTSC risk levels. Exposure to this level represents a potential health hazard to the public. As a result of the PEA findings LAUSD is proposing a site cleanup known as a removal action. DTSC, a department of the California Environmental Protection Agency (Cal/EPA), agreed that a removal action should be conducted to remove and eliminate the risk posed by these hazardous substances. Once the contaminated soil is removed, the potential risk associated with these compounds will be eliminated and the site will be safe for students and faculty.

*The URS Corporation, on behalf of LAUSD has prepared a **Draft Final Removal Action Workplan** for the cleanup of the contaminated soil. The DTSC is accepting public comment on the proposed removal action during a 30-day public comment period starting on April 22, 2002.*

Site Description

The proposed site consists of 1.93 acres and is currently occupied by the Olympic Golf School & Range, which comprises a golf driving range, a two-story office building, and an asphalt-paved parking lot. The site is bounded on the north by

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.dtsc.ca.gov.

residential property, on the south by West Olympic Boulevard and commercial property, on the west by Normandie Avenue and Irolo Street, a park and commercial property, and on the east by Mariposa Avenue, residential and commercial property. The proposed removal action will be conducted in three areas as follows:

Area 1: Former Gasoline Station and Automotive Service/Body Shop located in the southwest corner of the site

Area 2: Former Residential Area located in the driving range portion of the site

Area 3: Former Residential Area also located in the driving range portion of the site

Site Investigation

Evaluation of the site occurred in four phases. The first two phases, conducted in February 2001, consisted of soil gas and soil sampling. The results of the first two phases were included as part of the April 2001 Draft PEA Report. The third phase, conducted in June 2001, included a focused soil investigation in the former Gasoline Station and Automotive Service/Body Shop Area, and step-out sampling and additional soil sampling in Areas 2 and 3. A Draft Final PEA Report summarizing these three phases was prepared in July 2001 and was approved as the Final PEA in October 2001. The fourth phase, conducted in November 2001, consisted of a focused step out soil investigation near the former Gasoline Station and Automotive Service/Body Shop Area. The results from this phase are provided in the Draft Final RAW.

Environmental Investigation Results

Based on the environmental investigation, LAUSD determined that each of the three areas required further action as a result of the following.

In Area 1, concentrations of TPHs, VOCs and PAHs were found above DTSC health risk levels in the soil at an approximate depth of 25.5 feet beneath the existing two-story office building. The source is most likely four underground storage tanks that were associated with the gas station that, according to agency file review, were closed in-place in the late 1950s. The total in place volume of soil that will be excavated from Area 1 is estimated as 980 cubic yards.

In Area 2, concentrations of arsenic and lead were found above DTSC health risk levels in an area at an approximate depth of 5.5 feet below ground surface. The total in place volume of soil that will be excavated from Area 2 is estimated as 26 cubic yards.

In Area 3, concentrations of lead were found above DTSC health risk levels at an approximate depth of 5.5 feet below ground. The source is likely lead based paint associated with the former housing units. The total in place volume of soil that will be excavated from Area 3 is estimated as 104 cubic yards.

The estimated total in place volume of soil to be removed is approximately 1,110 cubic yards.

Removal Action Workplan Scope

The Draft Final Removal Action Workplan (RAW), prepared in December 2001 and updated in February and March 2002, identifies and screens possible removal action alternatives. Removal action alternatives were screened and evaluated on the basis of their effectiveness, ability to implement, and cost. Screening of several cleanup techniques using these criteria was conducted to select removal actions for further evaluation. Based on this screening, three possible alternatives were selected for further evaluation:

Alternative 1 – No Action

Alternative 2 – Soil Excavation and Offsite Disposal

Alternative 3 – Soil Excavation and Onsite Treatment

Based on the removal action selection process, Alternative 2, Soil Excavation and Offsite Disposal, has been selected as the preferred cleanup alternative for each of the three investigation areas. This alternative was selected because it was determined to be the most protective of human health and the environment, easily implemented, and cost effective.

Proposed Removal Action Activities

Prior to the removal, a post-demolition Focused Site Investigation (FSI) will be conducted to verify the extent of contamination in the southwest section of the site or Area 1. The RAW proposes to remove soil based on conservative estimates of the extent of contamination. Soil removal volume estimate changes could be necessary depending on the results of the FSI.

The soil removal fieldwork will be conducted under DTSC oversight. Prior to any excavation, the contaminated soil areas will be marked using stakes or marking paint as part of the excavation process. Excavation areas on the site will be secured using temporary fencing to reduce the potential for unauthorized personnel to enter the work area.

The contaminated soil will be removed using conventional construction equipment, such as a front-end loader equipped with a backhoe. If direct excavation into disposal trucks is not feasible, then the contaminated soil will be temporarily placed onsite in stockpiles before they are removed for offsite disposal. During offsite disposal, the soil will be loaded on to approximately 101 trucks, covered, and transported to an approved offsite disposal facility.

The soil will be excavated, to the extent possible, in a manner that reduces the potential to generate dust. While on the property, all vehicles will maintain slow speeds for safety purposes and for dust control. Dust control will be obtained by lightly spraying or misting the work areas with water, BioSolve®, or a similar surfactant. Misting may also be used on soil placed in the transport trucks. Efforts will be made to minimize the soil drop height from the excavator's bucket onto the soil pile or into the transport trucks. Additionally, after the soil is loaded into the transport trucks, the soil will be covered to prevent soil from spilling out of the truck during transport to the disposal facility.

Air monitoring will be conducted during excavation and soil handling activities to measure for potential emissions. In addition, airborne dust monitoring will be conducted to verify and document dust control effectiveness.

When the excavation work is complete, confirmation sampling will be conducted to verify that all the chemically-contaminated soil has been removed. Once this verification has been approved by DTSC, the excavated areas will be backfilled and compacted with certified clean material, consistent with school construction specifications. A completion report will then be prepared and submitted to DTSC.

FOR MORE INFORMATION

If you have questions regarding the DTSC investigation or the proposed removal action please contact:
Treva Miller,DTSC Public Participation Specialist, at (818) 551-2846
Laura Zaremba, DTSC Project Manager, (818) 551-2183
Jeanne Garcia, Media Contact, (818) 551-2176
Si desea información en español, comuníquese con: Sr. Eloy Florez, Especialista en Participación Pública de el DTSC, al (818) 551-2875

LAUSD Contact:
Tom Watson, Project Manager, LAUSD Office of Environmental Health and Safety, (213) 633-8242
Si desea información en español, comuníquese con: Sra. Lily Quiroa, Oficina de Alcance a la Comunidad del LAUSD (LAUSD Community Outreach Office), al (213) 633-8979 o por correo electrónico: lquiroa@laschools.org.

Negative Declaration

DTSC has completed a Special Initial Study for this project in accordance with the California Environmental Quality Act. The Special Initial Study found that there is no evidence that the proposed project will have a potential for an adverse effect on the environment, including wildlife resources or the habitat upon which the wildlife depend. Therefore, a Negative Declaration with a De Minimis Impact Finding will be prepared.

What Happens Next?

Prior to making a final decision on the Proposed Los Angeles Primary Center #5 Site Draft Final Removal Action Workplan, DTSC will receive comments during the 30-day public comment period which begins on April 22 and ends on May 22, 2002. Comments may be submitted in writing to: Ms. Laura Zaremba, Project Manager, Department of Toxic Substances Control, 1011 North Grandview Avenue, Glendale, California 91201. Comments must be postmarked by May 22, 2002.

After the public comment period, DTSC will evaluate all of the submitted comments. If the RAW is approved, fieldwork will begin after site acquisition. The removal action fieldwork, including soil excavation, transportation of excavated soil, and confirmation soil sampling will take an estimated three weeks.

Glossary of Terms

Arsenic. A crystalline gray highly poisonous metal, most commonly brittle. It is used as an alloy for metals, especially lead and copper, and is used in insect-killing chemicals and weed killers. In its inorganic form, it is listed as a cancer-causing chemical under Proposition 65.

Lead. A heavy metal of a dull grayish color that is present in small amounts everywhere in the human environment. Lead can get into the body from drinking contaminated water, eating vegetables grown in contaminated soil, or breathing dust in lead contaminated-areas. Children are at highest risk from exposure. Lead is listed and a reproductive toxic substance for women and men under Proposition 15.